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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(PLGI(1))

DRAFT VARIATION TO THE - HMDA FOR CHANGE OF LAND USE FROM RECREATION / OPEN SPACE TO RESIDENTIAL USE BOWRAMPET (V), DUNDIGAL-GANDIMASAMMA (M), MEDCHAL-MALKAJGIRI DISTRICT.

*[Memo.No.1938/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)),
26th November, 2022.]*

The following draft variation to the land use envisaged in the notified Revised Master Plan -2021 for Shambhupur zone segment issued vide G.O.Ms.No.288 Dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana, Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Plot No:2 in Sy.Nos: 261 & 262 of Bowrampet (V), Dundigal-Gandimaisamma (M), Medchal-Malkajgiri District to an extent of 1615.15 Sq.Mtrs., which is presently earmarked as Recreation/Open space use as per the notified Revised Master Plan-2021 for Shambhupur zone segment issued vide G.O.Ms.No.288 Dt:03.04.2008, is now proposed to be designated as Residential use, subject to the following conditions:

- The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
- The applicant shall pay balance processing fee to HMDA before issue of final orders.
- If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.

- e) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost vide registered gift deed.
- f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission development permission, and it must be ensured that the best financial interests of the Government are preserved.
- h) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- i) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- k) The Owners / applicants are solely responsible for any mis-representation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- l) The change of land use shall not be used as the proof of any title of the land.
- m) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- n) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- p) The applicant shall handover road affected area to local body at the time of developments in the proposed site.

SCHEDULE OF BOUNDARIES

North	: Plot no:1 Existing weigh bridge.
South	: Forest land.
East	: Existing road varying width of 31 to 32.50mts wide road (Proposed 60mts).
West	: Plot-5 vacant land.

DRAFT VARIATION TO THE - HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN BOWRAMPET VILLAGE, DUNDIGAL / GANDIMAISAMMA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

***[Memo.No.2973/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)),
26th November, 2022.]***

The following draft variation to the land use envisaged in the notified Master Plan issued vide G.O.Ms.No.288, MA, Dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana, Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCPOffice, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.nos. 827, 829, 829/Part, 829/A, 829/B, 830 & 830/Part of Bowrampet Village, Dundigal / Gandimaisamma Mandal, Medchal-Malkajigiri District to an extent of 5,604.56 Sq.mts., which is presently earmarked as Agricultural/Conservation use as per the notified Master Plan issued vide G.O.Ms.No.288 MA dt:03.04.2008, is now proposed to be designated as Residential use based on the NOC issued by Irrigation Dept., subject to the following conditions:

- a) The applicant shall pay the Development Conversion Charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
- c) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d) If any dispute occur regarding ownership of the applicant will be the whole responsible for that.
- e) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs the change of land use orders will be withdrawn without any notice.
- f) CLU shall not be used as proof of any title of the land.
- g) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- h) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- i) The applicant shall comply the condition mention in NOC vide Lr No: SC/IC/HYD/DSC/DEE/TS4/ NOC/2021/2561, dt:29.01.2021.
- j) The applicant shall handed over the area affected under proposed master plan road to an extent of 300.27 Sq.mts., to the local body with free of cost.
- k) The applicant shall handed over the over the area affected under 30.0mts buffer area to an extent of 1948.17 Sq.mts to the local body with free of cost.

SCHEDULE OF BOUNDARIES

East	: Existing Shed.
West	: Neighbours open land.
North	: Neighbours open land.
South	: Approach Road of 50'0" wide BT Road.

DRAFT VARIATION TO THE - HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE TO COMMERCIAL USE IN GUNDLAPOCHAMPALLY VILLAGE, MEDCHAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

***[Memo.No.5054/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
26th November, 2022.]***

The following draft variation to the land use envisaged in the notified Master Plan issued vide G.O.Ms.No.288, MA, Dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana, Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCPOffice, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No.18/Part of Gundlapochampally Village, Medchal Mandal, Medchal-Malkajigiri District to an extent of 16300 Sq.Mts., (Ac 4,02Gts)., which is presently earmarked as Conservation use as per the notified Master Plan issued vide G.O.Ms.No.288 MA dt:03.04.2008, is now proposed to be designated as Commercial use, subject to compliance of G.O.Ms.No.106, MA, dt:6.7.2020 and also subject to the following conditions:

1. The applicant shall pay Development Charges/Conversion charges to HMDA as per rules in force, before issue of final orders.
2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, MA, dt:04.07.2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
4. If any dispute occur regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs the change of land use orders will be withdrawn without any notice.
6. The change of land use shall not be used as the proof of any title of the land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
9. If the Conversion charges are not paid within 30days the orders of change of land use will be withdrawn without any further notice.
10. The applicant has to propose required width of roads for proposals as per rules at the time of development and handover the road affected area of such proposal to the local body at free of cost through registered gift deed.

SCHEDULE OF BOUNDARIES

East	: Godowns.
West	: Road.
North	: Open land.
South	: Open land & Godowns.

DRAFT VARIATION TO THE - HMDA FOR CHANGE OF LAND USE FROM PERI URBAN USE TO RESIDENTIAL USE IN RAILAPUR (V), MEDCHAL (M), MEDCHAL-MALKAJIGIRI DISTRICT.

***[Memo.No.8782/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
26th November, 2022.]***

The following draft variation to the land use envisaged in the notified Master Plan MDP -2031 issued vide G.O.Ms.No.33, MA, dt: 24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana, Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No.3/Part of Railapur (V), Medchal (M), Medchal-Malkajigiri District to an extent of 25760.16 Sq.mtr.,(after deducting the HT line affected area under proposed 150'0" wide road, MFL/Buffer of

NALA), which is presently earmarked as Peri Urban use as per the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24.01.2013, is now proposed to be designated as Residential use based on NOC's issued by Irrigation/Revenue Dept., subject to the following conditions:

1. The applicant shall pay Development /Conversion charges to HMDA as per rules in force, before issue of final orders.
2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, MA, dt:07.04.2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs the change of land use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. If the Conversion charges are not paid within The stipulated time permission will be withdrawn without any further notice.
10. The applicant has to handover the road affected areas under HT line and proposed 150'0" wide Master plan road to the local body at free of cost through registered gift deed while taking development permission.

SCHEDULE OF BOUNDARIES

North	:	Hill Locks and Boulders.
South	:	Existing 18M wide CC approach road proposed to 45M wide Master Plan road.
East	:	Road ranging from 26'-0" to 28'-0" wide kutchra road.
West	:	Vacant land.

DRAFT VARIATION TO THE - HMDA FOR REALIGNMENT OF 24 M CDA MASTER PLAN ROAD PASSING THROUGH RAIDURG NAVKHAISA (V), SERILINGAMPALLY (M), RANGAREDDY DISTRICT.

***[Memo.No.11397/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)),
26th November, 2022.]***

The following draft variation to the land use envisaged in the ORR Growth Corridor Master Plan approved in G.O.Ms.No.470, MA dt:09.07.2008 and Notified MDP-2031 approved vide G.O.Ms.No.288, MA, dt: 03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana, Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCPOffice, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The proposed 24mtrs CDA Master Plan road passing through Sy.Nos. 46, 47, 53, 54, 55, 56, 57, 60, 61, 62, 63, 64, 66 of Raidurg Navkhaisa (V), Serilingampally (M), Ranga Reddy district, is now proposed to be re-aligned along the existing road in Sy.Nos. 43, 44, 48, 37, 35, 34, 66 of Raidurg Navkhaisa (V), Serilingampally (M), Ranga Reddy district adjacent to Malkam Cheruvu with 18m width, by variation to the CDA Master Plan approved vide G.O.Ms.No.538, MA dt: 29.10.2001, subject to condition that the GHMC shall collect the proportionate CLU charges while granting Building permission.

ARVIND KUMAR,

Special Chief Secretary to Government.

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